

**17 Wayfarer Avenue, Mermaid Waters, Qld 4218**



**House For Sale**

Thursday, 28 March 2024

17 Wayfarer Avenue, Mermaid Waters, Qld 4218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 871 m2**

**Type: House**



Travis Miller  
0402192681

## Auction

An almost original blank canvas offering over 43m of prime street frontage, this is an opportunity not to be overlooked! Positioned in this highly sought after exclusive Mermaid Waters enclave, just footsteps to Miami Primary School, Local Amenities, Q Super Centre & Pizzey Park, the renovation and remodel potential is truly endless. Whether you land bank, enjoy the lucrative rental returns and wait for the right opportunity or roll up your sleeves and get to work on designing and building your dream home or homes\*, you simply can't go wrong with a location like this. Currently configured with a north-east facing single level home on a 871m<sup>2</sup> block, including a fully renovated & remodelled gourmet kitchen, three bedrooms, one bathroom + separate laundry & powder room, large living and dining areas, as well as a double carport + huge storage shed & converted studio. Flowing through to the huge backyard alfresco entertaining areas complete with an oversized in-ground pool, offering an abundance of space for potential entertaining/outdoor living in its current set up. All of this is only footsteps to world famous surfing reserves, golden beaches and cafes and minutes by bike or car to the booming Mermaid Beach, Burleigh Heads/Miami/Nobby Beach dining and entertainment precincts, Miami 1 and Pacific Fair, local schools, surf clubs and amenities. Do not miss this golden opportunity as a property like this in such a prime location are exceedingly rare! The Owners will look at all offers presented in writing. Inspect Today! • Prime opportunity for redevelopment or land banking offering lucrative rental returns • Blank canvas, bursting with potential in a blue-chip location • Located in a highly sought after Mermaid Waters enclave • 6.6kw solar system, low maintenance gardens throughout • Fabulous seamless indoor & outdoor entertaining areas bringing the outside in • Currently configured with a north-east facing family home on a 871m<sup>2</sup> block • Footprint includes recently remodelled entertainers kitchen with island bench, three bedrooms, one bathroom, large living & dining areas, separate laundry area + powder room and oversized backyard area with in-ground pool • All written offers will be submitted for consideration • Double carport + side of house storage perfect for a boat or caravan + large shed • Enjoy the Mermaid Waters lifestyle and entertaining precincts • Easy stroll to restaurants & cafes including Miami Marketta, Waterways Shopping Centre, Burleigh Bears & many more! • Golden opportunity not to be missed - Owners relocating, all offers invited! This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \*denotes approximate measurements